



Department of Development Services  
Planning Division  
Meeting Minutes of the  
Historic Preservation Commission &  
Historic Properties Commission  
(Approved)

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**REGULAR MEETING OF THE HISTORIC PRESERVATION COMMISSION &  
HISTORIC PROPERTIES COMMISSION  
WEDNESDAY, JANUARY 18, 2012**

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**Commissioners Present**

Greg Secord  
Michael O'Connell  
Alan Ambrose  
Lynn Ferrari  
Raphael L. Podolsky  
Jonathan Clark, Alternate  
Catherine Connor, Alternate

**Staff Present**

Roger J. O'Brien  
Kim Holden  
Jillian Hockenberry

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Chairman Secord called the meeting to order. There was a quorum.

**I. Historic Review**

- a. 48 Lenox Street-New construction of a two family dwelling. Applicant & Owner-Todd Vernon

Principal Planner Jeffrey Cormier presented a summary of the application. He stated that the Planning Division recommended approval with conditions.

The Commission discussed questions and concerns regarding the architectural design and materials of the proposed two family dwelling. Todd Vernon, the applicant, clarified some notations on the plans and also stated that he was in agreement with the proposed conditions of approval.

On a motion by Commissioner O'Connell, and seconded by Commissioner Ferrari the following resolution was approved:

Whereas: The Historic Commission has reviewed the application for an historic review at 48 Lenox Street, and

Whereas: The proposed building is in context with the mass and scale of surrounding buildings; and

Whereas: The design incorporates decorative ornamental posts for the porch; and

Whereas: Various details such as corner boards, trim, sill, and pediment material is not specified on the elevation drawings; and

Whereas: There are discrepancies between the floor plans and elevations with regards to window dimensions; now be it

RESOLVED: That the Historic Commission hereby approves the application for historic review as shown in the plans entitled "For Todd Vernon, 48-50 Lenox Street, Hartford, CT" prepared by Inga Consulting Engineers, 139 Whitney Street, Hartford, Connecticut 06105, scale of  $\frac{1}{4}''=1'$  and dated October 8, 2007, for the property located at 48 Lenox Street with the following conditions:

1. 4" trim be used on the 1<sup>st</sup> floor front entry doors instead of 2" trim.
2. Corner boards be installed.
3. Brick on sill of front windows and roof vent be removed.
4. Vinyl shingles be used on the pediment.
5. The windows over the kitchen sink on the first and second floor be 36" in height.
6. Roof pitch be increased to 12/12.

RESOLVED: This eighteenth day of January, 2012.

The following Commissioners voted in favor of the motion: Secord, O'Connell, Ambrose, Ferrari, Podolsky, Clark, and Connor.

- b. 1088 Albany Avenue-New construction of a two story 6,200 square foot retail structure.  
Applicant & Owner-Alton Davis.

Principal Planner Jeffrey Cormier presented a summary of the application. He stated that the Planning Division recommended approval with conditions.

Roger J. O'Brien, Director of Planning, stated that the signage proposed on the second story would not be permitted due to existing sign regulations.

The Commission discussed the architectural design and whether it fit into the surrounding neighborhood. Mark Mullings, the architect, discussed certain architectural elements that he felt fit in with the historic character of the neighborhood such as the cornice.

Mr. O'Brien stated that the proposal was one of very few privately funded commercial projects in the neighborhood.

Denise Best, Chair of the Upper Albany NRZ, stated that her main concern with the proposal was not necessarily the architectural design but the effect the building would have on traffic patterns.

Mr. O'Brien stated that the two main concerns of the Planning Division while giving the applicant guidance were that the building was two stories and that it had brick veneer which they agreed to.

Marilyn Risi of the Upper Albany neighborhood pointed out that the main presence of the building was on Oakland Terrace rather than Albany Avenue so a much smaller portion of the building would be seen from the main avenue.

Commissioner Ferrari discussed the possibility of relocating the emergency door on the Albany Avenue side of the building.

On a motion made by Commissioner O'Connell, and seconded by Commissioner Ferrari, the following resolution was approved:

Whereas: The Historic Commission has reviewed the application for historic review at 1088 Albany Avenue, and

Whereas: The proposed use is consistent with the neighborhood business designation and is in context with the surrounding businesses; and

Whereas: The proposed brick veneer is in context with surrounding buildings along the Albany Avenue corridor and the City adopted design guidelines; and

Whereas: Several architectural details are incorporated into the building design such as decorative columns and a cornice along the roofline; and

Whereas: The building is situated in proximity to the building lines along Albany Avenue and Oakland Terrace; now be it

RESOLVED: That the Historic Commission hereby approves the application for site plan review as shown in the plans entitled "Proposed Site Plan prepared for Davis Pavilion Inc, 1088 Albany Avenue, Hartford, Connecticut" prepared by Globaltech Design, LLC, 16C Mountain Avenue, Bloomfield, Connecticut, scale of 1"=20' and dated October 13, 2011, for the property located at 1088 Albany Avenue

1. The emergency door on the lower left portion of the Albany Avenue façade is relocated from the south side of the building to the west side of the building.

RESOLVED: This eighteenth day of January, 2012.

The following Commissioners voted in favor of the motion: Secord, O'Connell, Ferrari, Clark, and Connor. Commissioners Ambrose and Podolsky voted in opposition.

- c. 19 Williams Street-New construction of a two family dwelling. Applicant & Owner-William Howdy

Principal Planner Jeffrey Cormier presented a summary of the application. He stated that the Planning Division recommended approval with conditions.

After discussion, on a motion made by Commissioner O'Connell, and seconded by Commissioner Ferrari, the following resolution was approved:

- Whereas: The Historic Commission has reviewed the application for an historic review at 19 Williams Street, and
- Whereas: The proposed building is in context with the mass and scale of surrounding buildings; and
- Whereas: The design incorporates brick veneer, decorative roof vents, and ornamental posts for the porch; and
- Whereas: Various details such as corner boards, trim, lintel, sill, and pediment material is not specified on the elevation drawings; and
- Whereas: There are discrepancies between the floor plans and elevations with regards to window dimensions; now be it

RESOLVED: That the Historic Commission hereby approves the application for historic review as shown in the plans entitled "For Rev. Bill Howdy, 19 Williams Street, Hartford, CT" prepared by Inga Consulting Engineers, 139 Whitney Street, Hartford, Connecticut 06105, scale of 1/4"=1' and dated October 8, 2007, for the property located at 19 Williams Street with the following conditions:

1. 4" trim be used on the sides and back of the building, no trim on the front with the brick façade
2. Corner boards be installed on the vinyl clad sides of the building.
3. Stone material such as granite, limestone, or slate be used on the sills and lintels.
4. Shakes for cladding be used on the pediment.
5. The windows over the kitchen sink on the first and second floor be 36" in height.
6. Roof pitch be increased to 12/12.

RESOLVED: This eighteenth day of January, 2012.

The following Commissioners voted in favor of the motion: Secord, O'Connell, Ambrose, Ferrari, Podolsky, Clark, and Connor.

## **II. New/Old Business**

### **a. Election of Officers**

On a motion made by Commissioner Ferrari, and seconded by Commissioner Ambrose, Commissioner Michael O'Connell was elected as Chairman and Commissioner Gregory Secord was elected as Vice Chairman. All voted in favor.

### **b. List of permits**

The Commission discussed the list of permits from December 15, 2011 through January 12, 2012. They requested that the drawings from 785-787 Broad Street be brought to the next meeting for review.

### **c. Discuss Commission Budget Request**

### **d. Discuss the submission of Annual Report to the Mayor and Council**

### **e. Continuing discussion of permit sign off protocol**

Items c, d and e were tabled to the next meeting.

## **III. Minutes**

The minutes of December 14, 2011 were tabled to the next meeting.

## **IV. Adjournment**

Meeting adjourned.

Respectfully submitted,  
Jillian Hockenberry, Planner

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Roger J. O'Brien, Secretary/Director